

087.0

0005

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,073,500 / 1,073,500

APPRAISED: 1,073,500 / 1,073,500

USE VALUE: 1,073,500 / 1,073,500

ASSESSED: 1,073,500 / 1,073,500

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
87		CUTTER HILL RD, ARLINGTON

**OWNERSHIP**

Unit #: \_\_\_\_\_

Owner 1:	ZIMMER DANIEL P
Owner 2:	FIX JESSICA
Owner 3:	

Street 1: 87 CUTTER HILL RD

Street 2: \_\_\_\_\_

Twn/City: ARLINGTON

St/Prov: MA Cntry: \_\_\_\_\_ Own Occ: Y

Postal: 02474 Type: \_\_\_\_\_

**PREVIOUS OWNER**

Owner 1:	ZIMMER DANIEL P -
Owner 2:	-

Street 1: 87 CUTTER HILL RD

Twn/City: ARLINGTON

St/Prov: MA Cntry: \_\_\_\_\_

Postal: 02474

**NARRATIVE DESCRIPTION**

This parcel contains 6,521 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1933, having primarily Wood Shingle Exterior and 2758 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 5 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6521		Sq. Ft.	Site		0	70.	0.94	12									430,940						430,900	

**IN PROCESS APPRAISAL SUMMARY**

Legal Description										User Acct
										55193
										GIS Ref
										GIS Ref
										Insp Date
										09/21/18

**PREVIOUS ASSESSMENT**

Parcel ID 087.0-0005-0004.0										
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	642,600	0	6,521.	430,900	1,073,500	1,073,500	Year End Roll	12/18/2019
2019	101	FV	459,700	0	6,521.	400,200	859,900	859,900	Year End Roll	1/3/2019
2018	101	FV	445,700	0	6,521.	400,200	845,900	845,900	Year End Roll	12/20/2017
2017	101	FV	445,700	0	6,521.	350,900	796,600	796,600	Year End Roll	1/3/2017
2016	101	FV	445,700	0	6,521.	320,100	765,800	765,800	Year End	1/4/2016
2015	101	FV	421,800	0	6,521.	283,200	705,000	705,000	Year End Roll	12/11/2014
2014	101	FV	417,400	0	6,521.	267,800	685,200	685,200	Year End Roll	12/16/2013
2013	101	FV	355,600	0	6,521.	254,900	610,500	610,500		12/13/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ZIMMER DANIEL P	76241-356		11/23/2020	Convenience		1	No	No	
LETTERIE BARBAR	59839-560		8/24/2012		726,500	No	No		
DEUTSCH STEPHEN	22718-467		12/11/1992		295,500	No	No	Y	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/28/2018	217	Heat App		C				
11/29/2017	1594	Addition	251,950	O				
10/29/2013	1597	Redo Kit	75,000	C				
12/21/1995	712	Manual	10,000					HEAT/WINDOWS/INSUL

**ACTIVITY INFORMATION**

Date	Result	By	Name
9/21/2018	MEAS&NOTICE	CC	Chris C
3/4/2014	Info Fm Prmt	EMK	Ellen K
4/29/2009	Inspected	189	PATRIOT
4/3/2009	Measured	372	PATRIOT
4/4/2000	Measured	263	PATRIOT
3/9/1995		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_



<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>									
Type:	05 - Garrison			Full Bath:	2	Rating:	Good	EXTRA SINK/SHOWER IN BSMT.													
Sty Ht:	2H - 2 & 1/2 Sty			A Bath:		Rating:															
(Liv) Units:	1	Total: 1		3/4 Bath:		Rating:															
Foundation:	3 - BrickorStone			A 3QBth:		Rating:															
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Very Good														
Prime Wall:	1 - Wood Shingle			A HBth:		Rating:															
Sec Wall:	8 - Brick Veneer	30 %		OthrFix:	2	Rating:	Average														
Roof Struct:	1 - Gable			<b>OTHER FEATURES</b>																	
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Very Good														
Color:	BEIGE			A Kits:		Rating:															
View / Desir:				Fpl:	2	Rating:	Average														
<b>GENERAL INFORMATION</b>				WSFlue:		Rating:															
Grade: B- - Good (-)				<b>CONDOS INFORMATION</b>																	
Year Blt:	1933	Eff Yr Blt:		Location:																	
Alt LUC:		Alt %:		Total Units:																	
Jurisdct:	G19	Fact: .		Floor:																	
Const Mod:				% Own:																	
Lump Sum Adj:				Name:																	
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>									
Avg Ht/FL:	STD			Phys Cond:	VG - Very Good	4.6	%	Exterior:		No Unit	RMS	BRS	FL								
Prim Int Wall:	2 - Plaster			Functional:			%	Interior:		1	9	5									
Sec Int Wall:		%		Economic:			%	Additions:													
Partition:	T - Typical			Special:			%	Kitchen:													
Prim Floors:	3 - Hardwood			Override:			%	Baths:													
Sec Floors:	4 - Carpet	30 %		Total:	4.6			Plumbing:													
Bsmnt Flr:	12 - Concrete			<b>CALC SUMMARY</b>				Electric:													
Subfloor:				Basic \$ / SQ:	135.00			Heating:													
Bsmnt Gar:	1			Size Adj.:	1.03071058			General:													
Electric:	3 - Typical			Const Adj.:	0.99584341			<b>COMPARABLE SALES</b>													
Insulation:	2 - Typical			Adj \$ / SQ:	138.568			Rate	Parcel ID	Typ	Date	Sale Price									
Int vs Ext:	S			Other Features:	124467																
Heat Fuel:	1 - Oil			Grade Factor:	1.21																
Heat Type:	5 - Steam			NBHD Inf:	1.00000000																
# Heat Sys:	1			NBHD Mod:																	
% Heated:	100	% AC: 100		LUC Factor:	1.00																
Solar HW:	NO	Central Vac: NO		Adj Total:	673545																
% Com Wall:		% Sprinkled:		Depreciation:	30983				Juris. Factor:	1.00	Before Depr:	167.67									
				Deprecated Total:	642561				Special Features:	0	Val/Su Net:	154.06									
									Final Total:	642600	Val/Su SzAd:	232.99									
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:									
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 087.0-0005-0004.0												<b>IMAGE</b>					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	<b>AssessPro Patriot Properties, Inc</b>			
More: N		Total Yard Items:			Total Special Features:					Total:											